

21. 2006SP-114U-10

West End Summit

Map 092-12, Parcels 447, 450, 451, 452, 455, 457, 458, 459, 460, 461, 462

Subarea 10 (2005)

District 19 - Ludye N. Wallace

A request to change from CF to SP zoning on property located at 112 and 108 17th Avenue North, 1600, 1612, 1616 and 1618 West End Avenue, and 121 and 125 16th Avenue North, located between 16th Avenue North, West End Avenue, 17th Avenue North, and Hayes Street (3.93 acres), to establish a maximum building height of 400 feet and build-to lines for a mixed-used building complying with all other provisions of the MUI zoning district, requested by Littlejohn Engineering Associates, applicant, for Alex Palmer and Alex S. Palmer & Company, owners.

Staff Recommendation: Approve with conditions

APPLICANT REQUEST- A request to change from Core Frame (CF) to Specific Plan (SP) zoning on 3.93 acres, to establish a maximum building height of 400 feet and build-to lines for a mixed-used building complying with all other provisions of the MUI zoning district, property located at 112 and 108 17th Avenue North, 1600, 1612, 1616 and 1618 West End Avenue, and 121 and 125 16th Avenue North, located between 16th Avenue North, West End Avenue, 17th Avenue North, and Hayes Street.

Existing Zoning

CF district - Core Frame is intended for a wide range of parking and commercial service support uses for the central business district.

Proposed Zoning

SP district (preliminary)-Specific Plan is a zoning district category that provides for additional flexibility of design, including the relationship of buildings to streets, to provide the ability to implement the specific details of the General Plan.

- The SP District is a base zoning district, not an overlay. It will be labeled on zoning maps as “SP.”
- The SP District is not subject to the traditional zoning districts’ development standards. Instead, urban design elements are determined **for the specific development** and are written into the zone change ordinance, which becomes law.
- Use of SP **does not** relieve the applicant of responsibility for the regulations/guidelines in historic or redevelopment districts. The more stringent regulations or guidelines control.
- Use of SP **does not** relieve the applicant of responsibility for Subdivision Regulation and/or stormwater regulations.

SOUTHEAST COMMUNITY PLAN POLICY

Neighborhood Urban - NU is intended for fairly intense, expansive areas that are intended to contain a significant amount of residential development, but are planned to be mixed use in character. Predominant uses in these areas include a variety of housing, public benefit uses, commercial activities and mixed-use development. An accompanying Urban Design or Planned Unit Development overlay district or site plan should accompany proposals in these policy areas, to assure appropriate design and that the type of development conforms with the intent of the policy.

Policy Conflict?- No. The proposed SP plan, which is detailed below, proposes a mix of uses that are consistent with the Neighborhood Urban Policy.

Plan Details - This plan proposes to establish a maximum building height of 400 feet and build-to lines for a mixed-used building complying with all other provisions of the MUI zoning district.

The maximum height permitted in the CF district and MUI district is 65 feet at the building setback line, with a 1.5 to 1 slope of height control plane (meaning that the height can be increased 1.5 feet vertically for every 1 foot it is stepped back from the setback line. A building height of 400 feet can be achieved if the building were to be located in the center of the site. Based on suggestions from Planning Staff to make the building a better fit for its urban location and build closer to the street, it was agreed that it was appropriate for the height maximum to be extended beyond the center of the site.

This plan also establishes build to lines:

- 16th Avenue North: 8.4 ft maximum, 2 ft minimum offset from property line
- Hayes Street: 2.0 ft. offset from property line
- 17th Avenue North: 0.5 ft. offset from property line
- West End Avenue: 10.65 offset from the property line for the Hotel-Condo Tower and 10.4 ft. offset from the property line for the Office Tower.

The CF and MUI zoning districts are identical in bulk standards governing floor area ratio, impervious surface ratio and height. The uses permitted in the two districts are very similar, with MUI excluding some of the more intensive commercial service uses.

PUBLIC WORKS RECOMMENDATION - Public Works' design standards, including cross-sections, geometry and off-site improvements, shall be met prior to approval of roadway or site construction plans. Final design and improvements may vary based on field conditions.

Typical Uses in Existing Zoning District: CF

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	3.93	6.039	1,033,821	8,060	1,216	1,237

Typical Uses in Proposed Zoning District: SP

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Mixed Use (Office, hotel, retail, residential)	3.93	n/a	855,000	NA	NA	NA

Maximum Uses in Existing Zoning District: CF

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	3.93	5.0	855,954	6,969	1,046	1,038

Change in Traffic Between Typical Uses in Existing and Proposed Zoning District

Land Use (ITE Code)	Acres	--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--				-1,730	-170	-199

STORMWATER RECOMMENDATION - All stormwater requirements will be addressed at the development plan approval.

METRO SCHOOL BOARD REPORT

Projected student generation 1 Elementary 1 Middle 1 High

Schools Over/Under Capacity - Students would attend Eakin Elementary, West End Middle School and Hillsboro High School. None of these schools have been identified as being over capacity. This information is based upon data from the school board last updated February 2006.

CONDITIONS

1. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission approval, the standard Zoning Code requirements of the MUI district shall apply.
2. Prior to the issuance of any permits, confirmation of preliminary approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services.
3. Prior to the issuance of any permits, confirmation of preliminary approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Sections of the Metropolitan Department of Public Works for all improvements in public rights of way.
4. All signage must be approved by the Planning Commission prior to final SP site plan approval.
5. The requirements of the Metropolitan Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Approved with conditions, **(6-0-1) Consent Agenda**

Resolution No. RS2006-240

"BE IT RESOLVED by The Metropolitan Planning Commission that 2006SP-114U-10 is **APPROVED WITH CONDITIONS. (6-0)**

Conditions of Approval:

1. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission approval, the standard Zoning Code requirements of the MUI district shall apply.
2. Prior to the issuance of any permits, confirmation of preliminary approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services.
3. Prior to the issuance of any permits, confirmation of preliminary approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Sections of the Metropolitan Department of Public Works for all improvements in public rights of way.
4. All signage must be approved by the Planning Commission prior to final SP site plan approval.
5. The requirements of the Metropolitan Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

The proposed SP district is consistent with the Green Hills Midtown Community Plan's Neighborhood Urban policy that is intended for fairly intense, expansive areas that are intended to contain a significant amount of residential development, but are planned to be mixed use in character."